

STONINGTON PLANNING AND ZONING COMMISSION

SUBDIVISION REGULATION AMENDMENT



APPLICATION
APPROVED
EFFECTIVE

PZ0626RA
August 21, 2006
September 10, 2006

VOTING HISTORY

Charles Sneddon	In favor
Paul Altman	In favor
Alisa Morrison	In favor
Julianne McCabe	In favor
Paul Holland	In favor

ADOPTED TEXT

Modify SR Chapter 9 as follows:

CHAPTER IX

REQUIREMENTS AND PRINCIPLES OF SUBDIVISION (*Amended August 21, 2006*)

9.6 Reserved. (*Amended August 21, 2006*)

Modify SR Chapter 10 as follows:

CHAPTER X

MODIFICATIONS (OSD) (*Amended August 21, 2006*)

10.1 Purpose

In order to assure better design and to avoid difficulties due to topography, other natural features and the character of the specific area of Stonington, the minimum lot area in any zone may, but need not, be modified. This is achieved as part of an Open Space Design by permitting a reduction of lot size from applicable zone requirements and requiring that the total amount of land reduced be set aside as preservation area.

The Planning and Zoning Commission shall, in determining the arrangement of the lots, the dimensions of each lot, the location of open space and/or reserve areas, find the following:

- 10.1.1 The provisions for lots are in harmony with the topographic configuration of the site and the immediate area, and will promote solar energy access.
- 10.1.2 The nature of the surficial material and soil conditions will not be adversely affected by said modifications.

- 10.1.3 Hydrologic conditions of the site and surrounding areas will not be adversely affected.
- 10.1.4 Provisions for open space and/or reserve areas for occupant use are adequate, and provide private spaces, semi-private and community spaces.
- 10.1.5 The internal arrangement of the streets and access to public roads will not adversely affect the traffic patterns of the area and emergency vehicle access.
- 10.1.6 The number, type and density of dwelling units, and the design of the site conforms to this section and other provisions of this regulation and is in the interests of the public welfare.
- 10.1.7 The ownership provisions for the proposed preservation and natural areas will not result in an undue maintenance burden on the Town.
- 10.1.8 The proposed water and sewer provisions for the site are approved by the Town Health Officer.
- 10.1.9 The existing character of the area in terms of predominant building proportion and form, density and arrangement will not be adversely affected.
- 10.1.10 Any existing inland wetlands, watercourses and tidal wetlands, slopes and floodplains will not be adversely affected.
- 10.1.11 General conformance to the Stonington Plan of Conservation and Development.
- 10.1.12 The proposed Open Space Development subdivision would be more beneficial to the Town of Stonington than development under district zoning regulations.
- 10.1.13 The preservation area resulting from the Open Space Development is of sufficient environmental value to warrant trading permission for Open Space Development in order to acquire such benefit.
- 10.1.14 The applicant has filed with the Planning and Zoning Commission and the Town Attorney a proposed contract for the transfer of the preservation area, that must be executed and filed with the Town Clerk before any zoning or building permits are issued.

Modify SR Chapter 12 as follows:

CHAPTER XII

PRIVATE STREETS (*Amended August 21, 2006*)

12.1.9 Private driveways may be provided in Open Space Design projects.